



# AGENDA

**MAY 8, 2019**

**9:00 AM**

## PROJECT REVIEW COMMITTEE

**Sacramento County - Old Administration Building  
827 7<sup>th</sup> Street, Community Room, First Floor  
Sacramento, CA 95814-1298**

*The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the Office of Planning and Environmental Review at (916) 874-5160 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a 3<sup>rd</sup> party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-855-7100.*

**MEETINGS ARE HELD EVERY 2ND AND 4TH WEDNESDAY OF THE MONTH**

<b>Department:</b>	<b>Condition Review / Initial Review Representative(s):</b>
Chairman	Brian Holloway
Application Processing Section	Manuel Mejia / Joelle Inman
Building Inspection	Genice Arnold / Mark Stephan / Shawn Rodgers
Division of Public Health	Megan Sheffield / Carrie Lane
Department of Regional Parks	Mikki McDaniel
Department of Transportation	Tony Do / Pete Kokkinis
Department of Water Resources	Luis Rodriguez / Paula Furlan / Dimitry Mezentsev / Michael Durkee
Design Review Administrator	Paul Gumbinger / Michael Wall / Hussein Abdu
Environmental Management	Chris Hunley /Megan Floyd
Sacramento Area Sewer District, Water Quality	Yadira Lewis
Sacramento Metropolitan Fire District	Amy Nygren / Michael Hambrick
Site Improvement and Permits Section	Javier Zaragoza / Tony Santiago
SMUD	Yujean Kim / John Yu / Duncan McCormack
Southgate Recreation and Park District	Juanita Cano / Eric Jones
Survey Section	Jon Scarpa

**[PRC MEMBERS: TO VIEW PRC-RELATED DOCUMENTATION, PLEASE CLICK HERE.](#)**

### **Order of Agenda:**

- I. Initial Application Review      II. Review Condition of Approval

## I. INITIAL APPLICATION REVIEW:

**1. CONTROL NO.:** PLNP2019-00055 – DANISH TOWN HOMES SPECIAL DEVELOPMENT PERMIT

**APN:** 039-0052-060

**Applicant:** Fred Arastoo

**Owner:** Danish and Samara Umer

**Location:** The property is located at 6505 44th Street, Approximately 680 feet South of 47th Avenue in the South Sacramento community.

**Request:** A **Special Development Permit** to allow a multi-family development that includes 10 two-story townhomes that deviates from multi-family development standards. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 2/7/2019

**Lead Planner:** *Desirae Fox, Assistant Planner, (916) 875-3035, [foxde@saccounty.net](mailto:foxde@saccounty.net)*

[Click here for more details.](#)

**2. CONTROL NO.:** PLNP2019-00058 – PEPSI SACRAMENTO GROUND MOUNT SOLAR

**APN:** 051-0200-063

**Applicant:** Sunworks United, Inc.

**Owner:** PepsiCo of Sacramento

**Location:** The Property Is Located At 7550 Reese Road In The South Sacramento Industrial Neighborhood Preservation Area, Approximately 266 Feet North Of The Intersection Of Reese Road And Gerber Road On The Western Side Of Reese Road In The South Sacramento Community.

**Request:** A **Development Plan Review** for the installation of a ground mounted, 498.96 kilowatt photovoltaic solar energy system.

**Application Date:** 2/8/2019

**Lead Planner:** *David Oulrey, Assistant Planner, (916) 875-6514, [oulreyd@saccounty.net](mailto:oulreyd@saccounty.net)*

[Click here for more details.](#)

## I. INITIAL APPLICATION REVIEW:

### 3. CONTROL NO.: PLNP2019-00122 – DUNKIN’ DONUTS USE PERMIT

**APN:** 230-0222-047

**Applicant:** All Access Permits

**Owner:** Ethan Conrad Properties

**Location:** The Property Is Located At 4131 Manzanita Avenue, Approximately 250 Feet South Of Lincoln Avenue In The Carmichael Community.

**Request:** A **Use Permit** to allow a drive-through with amplified sound within 300feet of a residential zone. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 4/5/2019

**Lead Planner:** Meredith Holsworth, Associate Planner, (916) 874-5835, [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)

[Click here for more details.](#)

### 4. CONTROL NO.: PLNP2019-00094 – 10091 KOST ROAD TENTATIVE PARCEL MAP

**APN:** 283-0120-035

**Applicant:** Conti & Associates, Inc.

**Owner:** Terry Parker

**Location:** The Property Is Located At 10091 Kost Road In The Southeast Community.

**Request:** A **Tentative Parcel Map** to divide 12.5 acres into four lots with a remainder in the AR-2 zone. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 3/12/2019

**Lead Planner:** Kimber Gutierrez, Associate Planner, (916) 874-7529, [gutierrezk@saccounty.net](mailto:gutierrezk@saccounty.net)

[Click here for more details.](#)

## I. INITIAL APPLICATION REVIEW:

5. **CONTROL NO.:** PLNP2019-00045 – 2223 GUNN ROAD TENTATIVE PARCEL MAP

**APN:** 283-0120-035

**Applicant:** KPFF Consulting Engineers

**Owner:** Ikon Homes

**Location:** The Property Is Located At 2223 Gunn Road In The Carmichael/Old Foothill Farms Community.

**Request:** A **Tentative Parcel Map** to divide 0.77 acres into four lots in the RD-5 zone. A **Special Development Permit** to allow more than two lots to be served by a private drive. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 2/1/2019

**Lead Planner:** Kimber Gutierrez, Associate Planner, (916) 874-7529, [gutierrezk@saccounty.net](mailto:gutierrezk@saccounty.net)

[Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

6. **CONTROL NO.:** PLNP2019-00046 – 6347 HICKORY AVENUE SPECIAL DEVELOPMENT PERMIT

**APN:** 261-0210-032

**Applicant/Owner:** Shelby Belford

**Location:** The Property Is Located At 6347 Hickory Avenue In The Orangevale Community.

**Request:** A **Special Development Permit** to allow a 1,059 square foot residential accessory dwelling unit (ADU) to exceed the maximum allowable square footage of 800 square feet on approximately 1.91 acres in the RD-2 zone. A **Special Development Permit** to allow the proposed accessory dwelling unit to deviate from the required 10-foot setback from the primary dwelling to a minimum of 8 feet.

**Application Date:** 2/1/2019

**Lead Planner:** Kimber Gutierrez, Associate Planner, (916) 874-7529, [gutierrezk@saccounty.net](mailto:gutierrezk@saccounty.net)

[Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

7. **CONTROL NO.:** PLNP2019-00059 – SACRAMENTO BINGO CENTER USE PERMIT AMENDMENT
- APN:** 279-0253-024 and -025
- Applicant/Owner:** B.O.B. Inc.
- Location:** The Property Is Located At 3399 Arden Way In The Arden-Arcade Community.
- Request:** A **Use Permit Amendment** to eliminate Condition #13 of an existing use permit (2009-00136) requiring a 10-year expiration term for the bingo parlor land use.
- Application Date:** 2/8/2019
- Lead Planner:** Kimber Gutierrez, Associate Planner, (916) 874-7529, [gutierrezk@saccounty.net](mailto:gutierrezk@saccounty.net)
- [Click here for more details.](#)
8. **CONTROL NO.:** PLNP2016-00500 – MAPLE COURT COMMONS TENTATIVE PARCEL MAP
- APN:** 223-0012-047
- Applicant:** Area West Engineers
- Owner:** Personnel LLC
- Location:** The Property Is Located At 6540 Hazel Avenue, Approximately 250 Feet South Of Central Avenue, In The Orangevale Community.
- Request:** A **Tentative Parcel Map** to divide 1.70 acres into four lots in the RD-5zone. A **Special Development Permit** to allow more than two lots to utilize a private drive. A **Design Review** to comply with the Countywide Design Guidelines.
- Application Date:** 12/22/2016
- Lead Planner:** Emma Patten, Associate Planner, (916) 875-4197, [pattene@saccounty.net](mailto:pattene@saccounty.net)
- [Click here for more details.](#)